

AOC CONSTRUCTION FILE  
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**PROJECT DEVELOPMENT BOARD  
REGULAR MEETING  
APRIL 17, 2006  
6:00 P.M.**

The Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on April 17, 2006 at the Laurel County Courthouse Fiscal Courtroom, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

**1. CALL TO ORDER**

Judge Kuhl called the Regular Meeting of the Project Development Board to order.

**2. ROLL CALL**

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Present  
Lawrence Kuhl, Judge/Executive-Chairman- Present  
Roy Crawford, Magistrate-Present  
Roderick Messer, Circuit Judge-Present  
Roger Schott, Circuit Clerk-Present  
Warren Scoville, Attorney-Present  
Tom Handy, Attorney-Present

**Others Present**

Vince Gabbert-Ross, Sinclair & Associates  
Travis Curry-Codell Construction Company  
Bill Pickering, CMW, Inc.  
Laurel County Citizens (See Attached List)

**3. READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS**

A motion was made by Roger Schott and second by Roy Crawford to approve the minutes of the January 16, 2006 meeting as received and reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

**4. CITIZEN COMMENTS**

**A. Berry Cupp**

Mr. Berry Cupp stated that he owned property and I am representing everybody that is sitting here. Mr. Cupp stated that they need the Judicial Center to go down on the North end of Main Street. We are in the process of downtown revitalization and we need reason to fix those building up. This is the best way I know of to give us and incentive to fix our building up.

Mr. Cupp continued stating that from what he could gather, I don't think that there is anyone I have talked to, property owners, from Sixth Street to Eight Street that is not for this facility to go across the street from us. We desperately need it down there. We ask the Court to give it every consideration and we would like for you to put it on the North End.

#### **B. Jim Engle**

Mr. Engle had a death in the family and was not able to attend.

Tom Handy asked Mr. Cupp if Mr. Engle shared the same opinion.

Mr. Cupp stated that he did.

Judge Kuhl asked if there were others that wanted to comment or address the Board.

There were none.

Judge Kuhl stated that the Board appreciated the comments and concerns for this project.

### **OLD OR UNFINISHED BUSINESS**

#### **A. Legislative Update**

##### **(1) Budget**

Judge Kuhl stated that the Judicial Center Project is approved by the General Assembly to fund this project. The Governor has ten days from Thursday to do any line item vetoes, which we don't anticipate happening.

Judge Kuhl continued asking if Garlan Vanhook, Administrative Office of the Courts, had anything he wanted to discuss at this time.

#### **Garland Vanhook**

Mr. Vanhook stated that there are a couple of issues that I want to review with the Board since we are talking budget. The General Assembly has included our use allowance, which is the bond mortgage payment; it is in the budget as it stands

right now in front of the Governor. That is the good news that they didn't cut any of the projects.

Mr. Vanhook continued stating that the other business that I feel awful to have to report to you; the organization that is in the General Assembly Budget, didn't match my computer program that I put out as the Program Document. Our previous budget was \$25,125,661 and the actual Legislative authorization will be \$23,709,339. So it was about \$1,200,000 difference. The \$25,000,000 was for an 84,000 square foot structure and I have looked at it and found a couple of errors that I had. I had an extra courtroom and an extra judicial chamber in the project, so I divided some of that up and came back with a program that is 82,919 and it was 84,835, I think.

Judge Kuhl stated that it was 86,148 and now it has changed to 82,919 and the dollar amount of the total project is \$23,709,339.

Warren Scoville asked the site purchase was \$1,561,417 maximum allowable and now it is \$1,350,000.

Mr. Vanhook stated that he had to make a proportionate cut across the board to make those things come to a reasonable balance. If I took it all out of the square footage of the building, to me the quality of the building suffered. I tried to minimize that and that doesn't mean that I'll reject the decision over the price. We'll have to come to terms if we want to continue to fund it.

Mr. Vanhook stated that it completed his report and he did not expect that any line item veto would affect us at this point.

Tom Handy stated that they had been working with the minimum requirement of a 200' x 200' lot. Has that changed any with the change in this building?

Mr. Vanhook stated that had been a reasonable size and that continues to be a reasonable size.

## **(2) Discuss Real Estate for Site Selection**

Judge Kuhl stated that in the past the Board had gone into Executive Session to discuss real estate site selection.

Warren Scoville stated that only two citizens had commented, but we have a lot of citizens here. Without asking them all to speak; I wonder if we could get a show of hands as to why they are here, if they have a selection.

Bob King stated that the budget has been cut by over a million dollars and it is my

understanding that the difference in the price of the property is a considerable amount. If the acquisition of the property came in under, can that money then be put back in the building?

Garlan Vanhook stated that technically, ultimately it could. It can't be done on the front size; it can't be a bigger project just because we save money someplace else.

Mr. Vanhook stated that the 82,900 square footage; that is firm. We can't simply build the building bigger. Improvements and a higher quality building is a possibility. For example, if we had \$5.00 flooring instead of \$3.00 flooring. Those dollars can go toward quality; it can't go toward just making a bigger building.

Mr. King asked if the money could be used for overages; increases in construction cost.

Mr. Vanhook stated that our budget is for the overall process and the scope. If we have unforeseen circumstances; this budget was prepared prior to Hurricane Katrina. We don't know the Gulf Coast impact of projects coming online and going out to bid.

Roger Schott recognized three members of the City Council, Troy Rudder, Danny Phelps and Bill Dezarn, present and asked for their comments in regard to the parking lot at the site at the North end of town.

Judge Kuhl stated that the meeting that he attended after the Board directed him to go to the City Council meeting, was to ask for Second Street if the South property was selected, to close that street and also, to ask for the donation of the Reda Parking Lot if the North location was chosen. At that meeting the consensus of opinion was, and they voted on it, that they would donate Second Street if it was located there, but if we selected the North location they would charge us for that lot, but they wanted us to provide some parking.

Then they had another meeting the next month and I was not at that meeting, but the Mayor came to me and said that they had another discussion and they were willing to donate the Reda Parking Lot but then they would charge for Second Street. That is the way that I got the second conversion.

Tom Handy stated that what was recorded in the minutes of the last meeting was that if we would provide parking that was satisfactory to the merchants that they would officially give us the Reda lot.

After further discussion, Mr. Handy asked if the City would have a resolution to vote on to make it clear that you would give or sale the Reda lot in order for it to

be used for this purpose. It needs to be addressed in the same formal matter as to whether Second Street will be a gift or a sell.

After further discussion in regard to parking and security for facility, the Board was assured that the City Council wants to cooperate.

Tom Handy stated that he appreciated the fact that the three City Council members are here. Mr. Handy continued stating that whatever site is selected and prior to the site being selected; each property owner will be contacted to see that they want to sell. The site on the north end can not be considered until the property owner, the City of London, makes a proclamation that does not have the exception; I can only speak for myself.

Mr. Handy continued stating that when they make the proclamation as the City of London, that they are willing to deed over property positioned to make a 200' frontage on Main Street. The other site, adjacent to the old Shell Station, can only be considered when the City of London, as a property owner, speaks with one voice and says; we will close this street under condition that you have to reroute utilities or we will reroute the utilities. Rumors will flourish and there will never be a decision made until that happens. We can't make a decision until we know people want to sell.

After further discussion in regard to parking, closing of Second Street and the site selections, Warren Scoville stated that Sweetie Smith had asked him to show this publicly. Sweetie owns this pocket park across the street from the northern property and this is a design for a theater that will have a stage and she has offered to give that piece of property to the City of London to help beautify that end of town and it will be a memorial to her husband and her children. I think we have to also talk about downtown beautification.

The citizens present discussed their desire to have the facility on the north end of town.

Danny Phelps stated that the Council did what to cooperate on this project and when all the cards are on the table, we will be able to make a well thought out decision.

### **Motions for Executive Session**

A motion was made by Warren Scoville and seconded Roy Crawford for the Project Development Board to go into Executive Session for discussion of real estate proposals. The vote was taken and carried as follows:

Yes carries unanimously.

A motion was made by Tom Handy and seconded by Judge Messer for the Project Development Board to return from Executive Session. The vote was taken and carried as follows:

Yes carries unanimously.

**Motion to Seek Appraisals for Northern Property & Request for Resolution from the City**

A motion was made by Tom Handy and seconded by Warren Scoville for the Board to seek the MAI appraisal of the northern property and that the Board request from the City of London a Resolution of Intent on deeding the former Reda property to the Board and under any conditions, if applicable. Secondly, the deeding of Second Street to the Board and under any conditions applicable and that we have a study made by Codell Construction and CMW, Inc. as to the necessities for construction staging ground for either a southern or northern location and also the approximate cost of relocating utilities on Second Street if it were to be a part of this construction. The vote was taken and carried as follows:

Yes carries unanimously.

**5. NEW BUSINESS**

There was no new business discussed.

**6. REPORTS**

There were no reports.

**7. OTHER BUSINESS**

**8. ANNOUNCEMENTS**

**9. ADJOURNMENT**

A motion was made by Roy Crawford and seconded by Roger Schott that the meeting be adjourned. The vote was taken and carried as follows:

Yes carries unanimously.

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Lawrence Kuhl, Chairman Project Development Board  
Laurel County Judge/Executive

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Sandra C. Wallace, Secretary Project Development Board